050.0	0006	0007.0	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	862,500 /	862,500
					USE VALUE:	862,500 /	862,500
					ASSESSED:	862,500 /	862,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		COURT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOBCO LLC		
Owner 2:			
Owner 3:			
Street 1:	9 COURT STREET		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	KENT ROBERT C -
Owner 2:	KENT PAUL W -
Street 1:	9 COURT STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,826 Sq. Ft. of land mainly classified as Office with a Office Building built about 1850, having primarily Aluminum Exterior and 3210 Square Feet, with 2 Units, 0 Bath, 0 3/4 Bath, 4 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B1	NEIGH OFFI	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
340	7826.000	296,800		565,700	862,500
Total Card	0.180	296,800		565,700	862,500
Total Parcel	0.180	296,800		565,700	862,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 268.69 | /Parcel: 268.6

Legal Description

User Acct

35143

GIS Ref

GIS Ref

Insp Date

10/01/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 050.0-0006-0007.0

!4229!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	340	FV	297,000	0	7,826.	556,400	853,400	853,400	Year End Roll	12/18/2019
2019	340	FV	283,300	0	7,826.	519,300	802,600	802,600	Year End Roll	1/3/2019
2018	340	FV	283,300	0	7,826.	463,700	747,000	747,000	Year End Roll	12/20/2017
2017	340	FV	283,300	0	7,826.	408,000	691,300	691,300	Year End Roll	1/3/2017
2016	340	FV	283,300	0	7,826.	306,000	589,300	589,300	Year End	1/4/2016
2015	340	FV	242,400	0	7,826.	278,200	520,600	520,600	Year End Roll	12/11/2014
2014	340	FV	242,400	0	7,826.	278,200	520,600	520,600	Year End Roll	12/16/2013
2013	340	FV	242,400	0	7,826.	278,200	520,600	520,600		12/13/2012

PRINT

Date	Time
12/10/20	19:16:46

LAST REV

Date	Time
06/03/19	15:12:08

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4229

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KENT ROBERT C,	69876-176		9/1/2017	Convenience	100	No	No		
KENT MICHAEL C/	69876-172		9/1/2017	Family	500,000	No	No		
KENT CHARLES R/	69876-169		9/1/2017	Convenience	100	No	No		
KENT ANNE TRAIN	66617-67		12/31/2015	Convenience	100	No	No		Anne Trainor Kent dod 1/25/2015
KENT ANNE L	46207-426		10/3/2005	Family	99	No	No		
	13980-416		6/1/1980		110,000	No	No		Y

USER DEFINED

Prior Id # 1:	35143
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/20/2008	139	Manual	21,000			G9	GR FY09	remove/replace1st
11/14/2007	1049	New Wind	2,198					
9/17/2007	813	Re-Roof	8,000					
4/8/1993	94	Manual	2,300					REPLACE DOORS

ACTIVITY INFORMATION

Date	Result	By	Name
5/13/2019	I & E Return	MM	Mary M
10/1/2018	Measured	PH	Patrick H
2/1/2018	SQ Returned	EMK	Ellen K
4/25/2016	I & E Return	EMK	Ellen K
4/20/2009	Meas/Inspect	197	PATRIOT
6/13/2000	Meas/Inspect	263	PATRIOT
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
340	Office		7826		Sq. Ft.	Site		0	30.5	2.37	CA									565,659						565,700	

Total AC/HA:	0.17966	Total SF/SM:	7826	Parcel LUC:	340	Office	Prime NB Desc:	COMM AVG	Total:	565,659	Spl Credit		Total:	565,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	71 - Office		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1850	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	10		
Prim Int Wall	8 - Plyw Panel		
Sec Int Wall:	1 - Drywall	50	%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	4	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31.5	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.11152649
Const Adj.:	0.93139195
Adj $ / SQ:	108.703
Other Features:	12374
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	433298
Depreciation:	136489
Depreciated Total:	296809

COMMENTS

1896 / FINISH IN UAT V.P.=NV; RUSH-KENT INSURANCE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:		HB	4

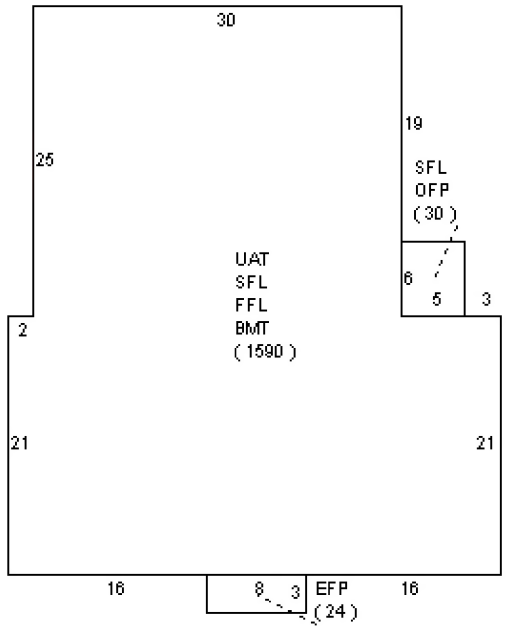
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	108.70
Special Features:	0	Val/Su Net:	56.51
Final Total:	296800	Val/Su SzAd	92.46

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,620	108.700	176,099
BMT	Basement	1,590	32.610	51,851
FFL	First Floor	1,590	108.700	172,838
UAT	Upper Attic	398	43.480	17,284
OFP	Open Porch	30	40.980	1,229
EFP	Enclos Porch	24	67.620	1,623

Net Sketched Area:	5,252			Total:	420,924
Size Ad	3210	Gross Are	6444	FinArea	3210

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

050.0-0006-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	